

LICENSEE DESIGNATION FORM

AND THIRD PARTY AUTHORIZATION

Alexia Arrowood

John Arrowood

_____, The undersigned Client (s)

(CLIENT) Hereby authorize:

(All the Halstead Team Members)

Sonja Halstead - Realtor

Renee Bricker - Realtor

Kathleen Heldman - Realtor

Amanda Daily - Realtor

John Halstead - Realtor

Thomas Fisher - Realtor

Amy Hammer - Realtor

Kaleigh Riddell - Realtor

Howard Hanna REALTORS of the Halstead Team act on the Client's behalf as additional Designate Licensees pursuant to Client's Agreement dated:

December 10, 20²²

All other terms and conditions of the Agreement shall remain in the full force and effect with respect to each and every Designated Licensee.

DocuSigned by:
Alexia Arrowood
09CFB38AB066435...

12/10/2022

12/11/2022

Signature

Date

Signature

Date

DocuSigned by:
John Arrowood
E02BB1AB3ECF42D...

12/10/2022

12/11/2022

Signature

Date

Signature

Date

Renee Bricker

12/10/2022

Licensee

Date

*Please record all sales under Sonja Halstead- ID: c445646, Office: c19541



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 3295 Oser Rd, Norton, Oh 44203

Buyer(s): Alexia Arrowood, John Arrowood

Seller(s): Bruce Hollingsworth, Kristina Hollingsworth

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Renee Bricker/Sonja Halstead, and Howard Hanna.
AGENT(S) BROKERAGE

The seller will be represented by Christopher Kaylor, and Realty Trust Services LLC.
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

Alexia Arrowood 12/10/2022
DocuSigned by: BUYER/SONJA BRICKER/SONJA HALSTEAD/435... DATE

Bruce Hollingsworth 12/11/2022
SELLER/LANDLORD DATE

Alexia Arrowood 12/10/2022
DocuSigned by: BUYER/JOHN ARROWOOD/42D... DATE

Kristina Hollingsworth 12/11/2022
SELLER/LANDLORD DATE

John Arrowood
BUYER/JOHN ARROWOOD/42D... DATE

Kristina Hollingsworth
SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. Forth is reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offer is and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100





PURCHASE AGREEMENT OFFER, RECEIPT AND ACCEPTANCE



1 BUYER: Alexia Arrowood, John Arrowood offers to buy the

2 PROPERTY: located at 3295 Oser Rd,

3 City Norton, Ohio, Zip 44203 Permanent Parcel No(s). 4601011

4 The property, which BUYER has examined and accepts in its "AS IS" PRESENT PHYSICAL CONDITION except for
5 normal wear and tear, shall include the land, all appurtenant rights, privileges and easements, and all buildings and
6 fixtures, including such of the following as are now on the property: all landscaping, electrical, heating, plumbing and
7 bathroom fixtures, ceiling fans; central air conditioning systems; all window and door shades, blinds, awnings, screens,
8 storm windows, curtain rods and drapery hardware; garbage disposal, TV antenna, rotor and control unit; radiator covers,
9 smoke detectors, garage door opener(s) and all controls; all attached wall-to-wall carpeting. The following selected
10 items shall also remain: [] satellite dish; [] countertop range; [X] range; [] wall oven;
11 [] microwave; [X] kitchen refrigerator; [] second refrigerator; [X] dishwasher; [] washer; [] dryer; [] window air
12 conditioner(s); [] through the wall air conditioners; [] gas grill; [] fireplace tools; [] screen, [] glass doors and
13 [] grate; [X] all existing window treatments; [X] ceiling fan(s); [] wood burner stove inserts; [] gas logs; and
14 [X] water softener (do not check if leased); [] humidifier; [] dehumidifier; [] security system; [] freezer;
15 [] indoor grill; [X] mailbox and [] invisible fence, transmitter, collar(s).

16 Additional Items to be included:
17

18 Items Excluded:
19

20 SECONDARY OFFER: This [] is [X] is not a secondary offer. This secondary offer, if applicable, shall become a
21 primary contract upon BUYER'S receipt of a signed copy of the release of the primary contract on or before
22 (Date). BUYER shall have the right to terminate this secondary offer at any time prior
23 to BUYER'S receipt of said copy of the release of the primary contract by delivering written notice to the
24 SELLER or the SELLER'S agent. Upon receipt of the release of the primary contract, BUYER shall deposit earnest money
25 within four (4) days and BUYER and SELLER agree to sign an addendum listing the date for loan application, loan
26 approval, deposit of funds and documents, title transfer and possession.

27 PRICE: BUYER shall pay the sum of \$ 169,900.00
28 Payable as follows:

29 Earnest money in the form of a check, paid to/deposited with (check one)
30 [] Listing Broker [X] Buyers' Broker or [X] collect at inspection
31 and credited against the purchase price \$ 1,000.00
32 The check shall be deposited immediately upon acceptance
33 of a binding Agreement as defined below on lines 264-273

34 Additional Funds to be deposited in escrow \$ 7,495.00

35 BUYER [X] will [] will not (check one) meet down payment requirement
36 in cash, without regard to the sale and/or closing of any other real property

37 Mortgage loan to be obtained by BUYER \$ 161,405.00
38 [X] CONVENTIONAL, [] FHA, [] VA [] OTHER Seller to pay 3000.00 towards buyers points, prepaids and
39 closing costs at time of close

40 FINANCING: This transaction is conditioned upon BUYER obtaining a commitment for a first mortgage loan (the "Loan") from
41 Howard Hanna Mortgage Services or such other lending institution chosen by BUYER in the amount set forth above, or in
42 a lesser amount acceptable to BUYER. BUYER agrees to apply in writing for the Loan and order the appraisal within
43 5 days after the date of acceptance, to cooperate fully with the lender's requests for information and to use good faith efforts
44 to obtain the Loan and shall obtain a commitment for the Loan on or before January 4, 2023. If, despite
45 BUYER'S good faith efforts, a loan commitment has not been obtained, then this Agreement shall be null and void. Upon signing
46 of a mutual release by SELLER and BUYER, the earnest money deposit shall be returned to the BUYER without any further
47 liability of either party to the other or to the Brokers and their agents. If this is a secondary offer, BUYER shall not be

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48 obligated to make a loan application until after BUYER'S offer becomes the primary contract.

49 **CLOSING:** All documents and funds necessary to complete this transaction shall be placed in escrow with BUYER'S
50 lending institution or a title company on or before January 11, 2023, and the deed shall be recorded on or
51 about January 11, 2023, except that if a defect in title appears, SELLER shall have thirty (30) days
52 after notice from BUYER to remove such defect and, if unable to do so, BUYER may either (1) accept title subject to such
53 defect without any reduction in the purchase price or (2) terminate this Agreement, in which case neither BUYER,
54 SELLER nor any REALTOR(S)® shall have any further liability to each other, and both BUYER and SELLER agree to sign
55 a mutual release, whereupon the earnest money shall be returned to BUYER.

56 **POSSESSION:** SELLER shall deliver possession and occupancy to BUYER on or before TOT (time) a.m. p.m.
57 TOT day(s) after recording of the deed or TOT, whichever is later. Subject to BUYER'S rights, if any, the
58 premises may be occupied by the SELLER free for _____ () days and an additional _____
59 () days at a rate of \$ _____ per day provided, however, that under no circumstances shall SELLER occupy
60 Premises beyond _____ (date). Payment and collection of fees for use and occupancy after transfer of title
61 are the sole responsibility of SELLER and BUYER and not of the real estate agents or broker involved in the sale.

62 **TITLE:** SELLER shall convey a marketable title to BUYER by general warranty deed and/or fiduciary deed, if required,
63 with dower rights released, free and clear of all liens and encumbrances whatsoever, except a) any mortgage assumed
64 by BUYER, b) such restrictions, conditions, easements (however created), including without limitation subsurface
65 rights, and encroachments, which do not materially adversely affect the use or value of the property, c) zoning
66 ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable. BUYER is
67 encouraged to obtain an ALTA Homeowners Policy of Title Insurance ("AHP"). An AHP is different from a lender's title
68 insurance policy, which will not protect the BUYER from claims and challenges on the title. Seller shall furnish an AHP
69 from Erie Title or First Meridian Title as agreed to by
70 the parties, in an amount of the purchase price.

71 **LIMITED HOME WARRANTY:** Home Warranties DO NOT COVER PRE-EXISTING DEFECTS in the property nor does
72 the existence of a warranty preclude the advisability of professional inspection(s). BUYER does elect does not elect
73 (MARK THE APPROPRIATE BOX) to secure a Home Warranty Plan issued by Home Security of America, Inc. The cost of
74 \$ _____ shall be paid by SELLER BUYER through escrow.

75 **PRORATIONS:** General taxes, annual maintenance fees, subdivision charges, special assessments, city and county
76 charges and tenant's rents shall be prorated as of the date of the title transfer. Taxes and assessments shall be prorated
77 based upon the latest available tax duplicate. However, if the tax duplicate is not yet available or the improved land is
78 currently valued as land only, taxes and assessments shall be prorated based upon 35% of the selling price times the
79 millage rate. The escrow agent is instructed to contact the local governmental taxing authority, verify the correct tax value
80 of the property as of the date of title transfer and pay the current taxes due to the date of the title transfer. If the property
81 being transferred is new construction and recently completed or in the process of completion at the time the AGREEMENT
82 was signed by the parties, the escrow agent is instructed to make a good faith estimate of the taxes to be owed on the
83 value of the improved property to the date of title transfer and reserve sufficient funds in escrow from SELLER'S net
84 proceeds to pay those taxes when they become due and payable after title transfer. The escrow agent is instructed to
85 release the balance, if any, of the funds on reserve, once it receives notice from the local county auditor that the taxes on
86 the land and improvements have been paid in full to the date of title transfer. BUYER acknowledges that the latest
87 available tax duplicate may not accurately reflect the amount of taxes and assessments that will be owed. SELLER agrees
88 to reimburse BUYER directly outside of escrow for any increase in valuation and the cost of all passed or levied, but not yet
89 certified, taxes and assessments, if any, prorated to the date of title transfer. SELLER is not aware of any proposed taxes
90 or assessments, public or private, except the following: _____.

91 In the event the property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), then
92 BUYER SELLER agrees to pay the amount of such recoupment.

93 **CHARGES/ESCROW INSTRUCTIONS:** This AGREEMENT shall be used as escrow instructions subject to the
94 Escrow Agent's usual conditions of acceptance. If there is any conflict between the escrow agent's usual conditions of
95 acceptance and this Agreement, the terms of this Agreement shall prevail.

96 **SELLER shall pay** the following costs through escrow: a) any governmental conveyance fee or transfer tax; b) any
97 amount required to discharge any mortgage, lien or encumbrance not assumed by BUYER and to record the cancellation
98 thereof; c) title exam and one half the cost of insuring premium for ALTA Homeowners Policy of Title Insurance; d) deed
99 preparation costs; e) prorations due BUYER; f) real estate brokerage commissions as described in lines 303-305 below;
100 and g) one-half of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by BUYER, in which
101 case SELLER shall pay the entire escrow fee). SELLER shall pay directly all utility charges to the date of title transfer or
102 date of possession, whichever is later. The escrow agent shall withhold \$ 0 from the proceeds due SELLER
103 for the SELLER'S final water and sewer bills. Tenant security deposits, if any, shall be credited in escrow to the BUYER.

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104 **BUYER shall pay** the following through escrow: a) one-half of the escrow fee (unless prohibited by VA/FHA
 105 regulations); b) one-half the cost of insuring premiums for ALTA Homeowners Policy of Title Insurance; c) all recording
 106 fees for the deed and any mortgage, and d) BUYER'S share of Howard Hanna's real estate commission for buyer
 107 broker services rendered to BUYER. Howard Hanna's real estate commission for all general brokerage services that
 108 Howard Hanna will provide to BUYER consists of two components: (i) a brokerage flat fee of \$325, paid by BUYER;
 109 AND (ii) the commission listed below on lines 303-305, which percentage component is being offered and will be paid by
 110 SELLER to Howard Hanna as the cooperating broker that successfully produced the BUYER. BUYER shall secure new
 111 insurance on the property. The cost of the home warranty plan, if any, shall be charged as shown in line 74 above.

112 The SELLER hereby authorizes and instructs the escrow agent to send a copy of the fully signed ALTA Settlement
 113 Statement to the SELLER'S Broker listed on this Agreement promptly after closing.

114 The BUYER hereby authorizes and instructs the escrow agent to send a copy of the fully signed ALTA Settlement
 115 Statement to BUYER'S Broker listed on this Agreement promptly after closing.

116 **INSPECTIONS:** BUYER shall have licensed inspectors perform, at BUYER'S expense, the inspection(s) indicated
 117 below. A licensed inspector is a person engaged full-time for profit in the business directly related to the inspection
 118 service indicated and licensed by the Ohio Division of Real Estate and Professional Licensing. BUYER must indicate
 119 "yes" for each professional inspection desired and the number of days following the date of Acceptance that BUYER
 120 has to conduct each inspection elected. BUYER assumes sole responsibility to select and retain a licensed inspector
 121 for each requested inspection and releases Broker of any and all liability regarding the selection or retention of the
 122 inspector(s). If BUYER does not elect inspections, BUYER acknowledges that BUYER is acting against the advice of
 123 BUYER'S agent and broker. BUYER understands that all real property and improvements may contain defects and
 124 conditions that are not readily apparent and which may affect a property's use or value. BUYER and SELLER agree
 125 that the Broker(s) and their agents do not guarantee and in no way assume responsibility for the property's condition.
 126 BUYER acknowledges that it is BUYER'S own duty to exercise reasonable care to inspect and make diligent inquiry of
 127 the SELLER or BUYER'S inspectors regarding the condition and systems of the property.

128 **INSPECTIONS REQUIRED BY ANY STATE, COUNTY, LOCAL GOVERNMENT OR FHA/VA DO NOT**
 129 **NECESSARILY ELIMINATE THE NEED FOR THE INSPECTIONS LISTED BELOW.**

130 **WAIVER:** Bh Kh (initials) BUYER elects to waive each licensed inspection to which BUYER has not indicated
 131 "YES." Any failure by BUYER to perform, within the time specified, any inspection indicated "YES" herein is a waiver of
 132 such inspection and shall be deemed absolute acceptance of the property by BUYER in its "AS IS" condition.

Choice		Inspection	Expense	Expense	
Yes	No			BUYER'S	SELLER'S
<input checked="" type="checkbox"/>	<input type="checkbox"/>	GENERAL HOME <u>7-10</u> days from acceptance of AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEPTIC SYSTEM <u>7-10</u> days from acceptance of AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	WATER POTABILITY <u>7-10</u> days from acceptance of AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	WELL FLOW RATE <u>7-10</u> days from acceptance of AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON days from acceptance of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD* days from acceptance of AGREEMENT	<input type="checkbox"/>	<input type="checkbox"/>	

139 *Buyer is advised to hire a licensed inspector who is qualified to determine whether mold is present in the property, what
 140 type of mold is present and to propose an appropriate treatment of any mold that is discovered. Both prior and current water
 141 leaks and water damage to a property can result in the existence of mold which may cause adverse health effects.

142 OTHER 10-12 days from acceptance of AGREEMENT
 143 **Any other inspection deemed necessary by home inspector**

- 144 Within three (3) days after completion of the last inspection, BUYER shall elect one of the following:
- 145 (A) Remove the inspection contingency and accept the property in its "AS IS" present physical condition.
 146 If the property is accepted in its "AS IS" present physical condition, then BUYER agrees to sign an
 147 *Amendment/Removal of Contingency*;
 - 148 (B) Accept the property subject to SELLER agreeing to have specific material defects, that were either previously
 149 disclosed in writing by the SELLER or identified in a written inspection report, repaired by a qualified
 150 contractor in a professional manner at SELLER'S expense; BUYER agrees to provide SELLER with a
 151 copy of all inspection reports and to sign an Amendment to Purchase Agreement removing the
 152 inspection contingency and identifying those specific material defects which are to be repaired.
 153 SELLER and BUYER shall have three (3) days from SELLER'S receipt of BUYER'S written request and

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154 copies of inspection reports to agree in writing which material defect(s), if any, shall be corrected by SELLER
155 at SELLERS' expense. If BUYER and SELLER do not agree in writing within those three (3) days, then this
156 AGREEMENT shall be null and void, and SELLER and BUYER agree to sign a mutual release, whereupon
157 the earnest money shall be returned to BUYER. SELLER agrees to provide reasonable access to the property
158 for BUYER to review any such material defects corrected by SELLER. For purposes of this
159 AGREEMENT, "material defects" DO NOT include minor routine maintenance. **OR**

160 (C) Terminate this Agreement if BUYER'S written inspection report(s) or any other source(s) identify material
161 defects NOT previously disclosed in writing by SELLER. If BUYER elects to terminate, BUYER agrees
162 to provide a copy of the written inspection report(s) to SELLER, and both parties agree to promptly sign a
163 mutual release, whereupon the earnest money shall be returned to BUYER.

164 **Yes No**
165 **PEST/WOOD DESTROYING INSECTS:** An inspection of all structures on the property shall be made within
166 7-10 days by a licensed inspection or exterminating agency of BUYER'S or SELLER'S choice at
167 BUYER'S SELLER'S expense and such agency's written report made available to the BUYER before closing. If such
168 report shows existing infestation or damage by pests, termites or other wood destroying insects, treatment of the condition
169 shall be made by a licensed exterminating agency which shall furnish a certificate of guarantee for a period of at least one
170 year in the case of termites and a certificate of guarantee for a period of at least 60 days in the case of wood destroying
171 insects. ALL REPAIRS AND TREATMENT COSTS SHALL BE PAID BY THE BUYER OR SELLER (unless
172 FHA/VA regulations prohibit payment of inspection and/or repair expenses by BUYER, in which case SELLER shall pay
173 such costs and/or repair expense). This agreement may be voided by either party, if the repair exceeds \$500.00. In that
174 event, SELLER and BUYER agree to sign a mutual release whereupon the earnest money shall be returned to the BUYER.

175 **Yes No**
176 **LEAD-BASED PAINT:** BUYER shall have the right to have a risk assessment or inspection of the
177 property by a licensed inspector, for the presence of lead-based paint and/or lead-based paint hazards at
178 BUYER'S expense within _____ days after acceptance. (Intact lead-based paint that is in good condition is not
179 necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead In Your Home" for more information.)
180 In the event existing deficiencies or corrections are identified by the inspector in their written report, BUYER
181 shall have the right to terminate the AGREEMENT or request that the SELLER repair the specific existing
182 deficiencies noted on the written inspection report. In that event, BUYER agrees to immediately provide SELLER with a
183 copy of the written inspection and/or risk assessment report. Upon receipt of the inspection report and BUYER'S
184 request for repairs, SELLER shall have the option to either agree to correct the deficiencies identified in the
185 inspector's written report or decline to do any repairs. If SELLER elects to correct the deficiencies, SELLER agrees to
186 provide to BUYER prior to Title Transfer a certificate from a qualified risk assessor or inspector demonstrating
187 that the deficiencies have been remedied. If the SELLER declines to correct the deficiencies, BUYER may elect to
188 terminate the AGREEMENT or accept the property in its "AS IS" condition. BUYER may remove this right of inspection
189 at any time without SELLER'S consent.

190 BUYER HAS ll (BUYER'S initials) HAS NOT _____ (BUYER'S initials) received a copy of
191 the EPA pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" and a copy of the
192 "DISCLOSURE ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS."

193 If BUYER has not received such pamphlet and disclosure, then this offer is subject to the SELLER completing
194 the disclosure form and BUYER'S review and approval of the information contained on the disclosure form within _____
195 days from receipt.

196 The BUYER and SELLER can mutually agree IN WRITING to extend the dates for inspections, repairs, or to exercise their
197 right to terminate the Agreement. SELLER agrees to provide reasonable access to the property for BUYER to review and
198 approve any conditions corrected by SELLER. If this is a secondary offer, the number of days specified for each of the
199 inspections indicated in lines 132-142 shall be from the date this becomes the primary contract and not from the date of
200 acceptance.

201 **MEGAN'S LAW:** SELLER represents that SELLER has disclosed to BUYER all notices received pursuant to Ohio's
202 sex offender law. The BUYER acknowledges that the information disclosed may no longer be accurate and assumes the
203 responsibility to check with the local sheriff's office for current, complete and accurate information. BUYER will rely on
204 BUYER'S own inquiry with the local sheriff's office as to registered sex offenders in the area and will not rely on SELLER or
205 any real estate agent involved in the transaction to determine if a sex offender resides in the area of the property.

206 **CONDITION OF PROPERTY:** BUYER has examined the property and agrees that the property is being purchased in its
207 "AS IS" PRESENT PHYSICAL CONDITION including any defects disclosed by the SELLER on the State of Ohio *Residential*
208 *Property Disclosure Form*, identified by any inspections requested by either party or on any other forms or addenda made a
209 part of this Agreement or identified by any other source. SELLER warrants to BUYER that SELLER has completed the
210 State of Ohio Residential Property Disclosure Form accurately and thoroughly and that no additional items of disclosure have

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211 occurred since the SELLER'S completion of that form. SELLER agrees to notify BUYER in writing of any additional
212 disclosure items that arise between the date of acceptance and the date of recording of the deed. BUYER has not relied
213 upon any representations, warranties or statements about the property (including but not limited to its condition or use)
214 unless otherwise disclosed on this AGREEMENT or on the Residential Property Disclosure Form. BUYERS must
215 initial one of the following:

216 BUYER HAS ll ll (BUYER'S initials), prior to signing this offer, received a copy of the Residential
217 Property Disclosure Form which was signed by SELLER on November 23, 2022 (date).

218 BUYER HAS NOT _____ (BUYER'S initials) received a copy of the Residential Property Disclosure Form.
219 This offer is subject to the SELLER completing the Residential Property Disclosure Form and BUYER'S review and
220 approval of the information contained on the disclosure form within _____ days from receipt.

221 BUYER acknowledges that the SELLER completed the Residential Property Disclosure Form and agrees to hold the
222 Brokers and their agents harmless from any misstatements or errors made by the SELLER on that form. BUYER also
223 acknowledges and agrees that the Brokers and their agents have no obligation to verify or investigate the information
224 provided by the SELLER on that form. BUYER hereby acknowledges that any representation by SELLER or the real
225 estate agent(s) regarding the square footage of the rooms or structures, the lot dimensions, homeowners' fees, public
226 and private assessments, utility bills, taxes and special assessments are approximate and not guaranteed.

227 **Please list any and all verbal representations made by Brokers or their agents that you relied upon when**
228 **purchasing this property (if none, write "none").** NONE
229

230 SELLER agrees to leave the property in broom clean condition with all rubbish and personal items removed by closing.

231 SELLER shall pay all costs for the repair of any leak(s) in the water or gas main supply lines found between the street and
232 foundation at the time of transfer or restoration of utilities. SELLER agrees to comply with any and all local governmental
233 point of sale laws and/or ordinances. SELLER shall promptly provide BUYER with copies of any notices received from
234 governmental agencies to inspect or correct any current building code or health violations. If applicable, BUYER and
235 SELLER shall have Five (5) days after receipt by BUYER of all notices to agree in writing which party shall be
236 responsible for the correction of any building code or health violation(s). In the event BUYER and SELLER cannot agree in
237 writing, this AGREEMENT can be declared null and void by either party. In that event, SELLER and BUYER agree to sign a
238 mutual release with instruction to the Broker for disbursement of the earnest money on deposit.

239 **REPRESENTATIONS AND DISCLAIMERS:** BUYER acknowledges that BUYER is relying upon BUYER'S own
240 inspection and evaluation of the property, whether performed by BUYER or BUYER'S independent inspectors or contractors,
241 in determining the property's condition or fitness. BUYER understands that Howard Hanna and its agents do not warrant
242 the condition or systems of the property or guarantee that SELLER has disclosed all defects.

243 BUYER acknowledges that, except as specifically noted on lines 227-229 above, Howard Hanna and its agents have
244 not made any representations, warranties, or agreements, express or implied regarding the condition or use of
245 the property, including but not limited to any representation that: (a) the basement, crawl space, or slab area do not
246 incur seepage, leakage, dampness, or standing water; (b) the heating, cooling, plumbing, or electrical system(s) or
247 any built-in appliance is in good working condition or is completely functional; (c) the roof is weather tight and/or
248 structurally sound; (d) the structure is free from insect infestation, lead paint, or lead paint hazards; (e) the water
249 supply or septic system, if any, are not deficient in any respect; or (f) radon gas, urea-formaldehyde foam or
250 asbestos insulation, or any other toxic substance including any toxic form of mold, is not present on the property.

251 **DAMAGE:** If any building or other improvements are destroyed or damaged in excess of ten percent of the purchase
252 price prior to title transfer, BUYER may either accept the insurance proceeds for said damage and complete this
253 transaction or may terminate this AGREEMENT and receive the return of all deposits made. In that event, SELLER
254 and BUYER agree to sign a mutual release with instruction to the Broker for disbursement of the earnest money on
255 deposit. If such damage is less than ten percent of the purchase price, SELLER shall restore the property to its prior
256 condition and BUYER agrees to complete the purchase of the property.

257 **MONEY BACK GUARANTEE:** (Elect one) BUYER does elect does not elect to purchase the Howard Hanna
258 Money Back Guarantee Program, subject to Program's terms and conditions. If BUYER elects the Program, then this
259 Agreement and BUYER'S obligations hereunder are conditioned upon approval of BUYER'S Application to
260 Repurchase by Home Trade-In Company, Inc. ("HTCI") within seven (7) days from Acceptance as herein defined.
261 BUYER'S fully-executed Application, including BUYER'S agreement to pay HTCI a fee of 1% of the purchase price, is
262 attached hereto. If HTCI does not approve the Application, then this Agreement shall be null and void and BUYER and
263 SELLER agree to sign a mutual release whereupon the earnest money shall be returned to BUYER.

264 **BINDING AGREEMENT:** For purposes of this AGREEMENT, "acceptance" shall occur upon the written acceptance,
265 without any material change to the last offer or counter offer, and either the verbal or written communication of that
266 acceptance to the last offering party or their agent. For purposes of this Agreement, "days" shall be defined as calendar
267 days. Upon acceptance, this offer and all attachments and addenda, shall become an AGREEMENT binding on BUYER and

Purchase Agreement 2/2022 Bh kh 12/11/2022 ll ll 12/10/2022
Page 5 of 6 SELLERS' INITIALS AND DATE BUYERS' INITIALS AND DATE

Property Address: 3295 Oser Rd, Norton, Oh 44203

268 SELLER, their heirs, executors, administrators, successors and assigns and shall be deemed to contain all the terms,
269 conditions, representations and warranties, either expressed or implied, agreed upon by the BUYER and SELLER with
270 respect to this transaction. All counter-offers, amendments, changes or deletions to this AGREEMENT shall be in writing and
271 be signed by both BUYER and SELLER. Facsimile or other electronically transmitted signatures shall be deemed binding
272 and valid. THIS IS A LEGALLY BINDING CONTRACT. The parties should consult an attorney or other professional if in need
273 of legal or tax advice.

274 **ADDITIONAL TERMS:** _____
275 _____
276 _____

277 **ADDENDA:** The additional terms and conditions in the following checked addenda and/or attachments Agency
278 Disclosure Statement; Residential Property Disclosure; VA/FHA Addendum; FHA Home Inspection Notice;
279 Condominium; House Sale Contingency; House Sale Concurrence; Lead-Based Paint; Homeowner's
280 Association; Application to Repurchase by Home Trade-In Company, Inc. (if BUYER elects Money Back Guarantee
281 Program) Walk Through Addendum; Other _____
282 are made a part of this Agreement. The terms and conditions of all such addenda or attachments shall supersede any
283 conflicting terms in this Agreement.

284 **EARNEST MONEY:** In the event of a dispute between the Seller and Buyer regarding the disbursement of
285 the earnest money, the broker is required by Ohio law to maintain such funds in the broker's trust account until the
286 broker receives (a) written instructions signed by the parties specifying how the earnest money is to be disbursed or
287 (b) a final court order that specifies to whom the earnest money is to be awarded. If within two years from the date
288 the earnest money was deposited in the broker's trust account, the parties have not provided the broker with such
289 signed instruction or written notice that such legal action to resolve the dispute has been filed, the broker
290 shall return the earnest money to the purchaser with no further notice to the seller. The broker shall acknowledge
291 receipt of the earnest money shown on line 31 to the escrow agent who shall credit that amount to the Buyer's escrow
292 account. Unless otherwise stated herein, the earnest money shall be retained in the broker's trust account until after
293 title transfer at which time it shall be applied against any compensation due the broker. Any amount by which the
294 earnest money exceeds the compensation due the broker shall be remitted to the escrow agent.

295 **BUYER:** Alexia Arrowood Address: _____
296 Print name: Alexia Arrowood ZIP: _____
DocuSigned by: 09CFB38AB066435...

297 **BUYER:** John Arrowood Phone: _____ Email: _____
298 Print name: John Arrowood Date: 12/10/2022
DocuSigned by: E02BB1AB3ECF42D...

299 **DEPOSIT RECEIPT:** Receipt is hereby acknowledged, of \$1,000.00 earnest money, subject to the
300 terms of the above offer.

301 **HOWARD HANNA (License # 0000189163):**
302 By: _____ (License # 445646) Office: Wadsworth Phone: (330) 347-7889

303 **ACCEPTANCE:** SELLER accepts the above offer and hereby instructs the Escrow Agent to pay from SELLER'S
304 escrow funds a brokerage flat fee of \$325, if the property is listed with Howard Hanna, and 2.500 %
305 of the purchase price to Howard Hanna, 6000 Parkland Blvd, 3rd Floor, Mayfield Heights, OH 44124

306 Listing Broker: Realty Trust License # _____ Listing Agent: Christopher Kaylor License # 2011003065

307 **SELLER:** Bruce Hollingsworth Address: _____
308 Print name: Bruce Hollingsworth ZIP: _____

309 **SELLER:** Kristina Hollingsworth Phone: _____ Email: _____
310 Print name: Kristina Hollingsworth Date: 12/11/2022 12/11/2022

311 **COUNTER OFFER TERMS:** _____
312 _____

313 _____
314 Sellers' signature Bh Date 12/11/2022 Sellers' signature Kh Date 12/10/2022
Purchase Agreement 2/2022
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SELLERS' INITIALS AND DATE BUYERS' INITIALS AND DATE



WALK-THROUGH ADDENDUM

This Addendum is made part of the Agreement between Alexia Arrowood, John Arrowood ("Buyer") and Bruce Hollingsworth, Kristina Hollingsworth ("Seller") for 3295 Oser Rd, Norton, Oh 44203 (the "Property") with offer dated December 10, 2022.

The parties agree that Buyer will be given an opportunity to walk through the Property on or about 1-3 day(s) prior to the date of title transfer solely for the purpose of verifying that the Property is in the same or similar condition, absent normal wear and tear, that it was at the time of the execution of the Agreement.

Buyer acknowledges and agrees that no issues may be raised at the time of the walk-through with respect to any condition of the Property that was in existence at the time of Buyer's viewing or inspection of the Property.

In the event that the walk-through evidences a material adverse change in the condition of the Property, then Buyer shall promptly notify the Seller and the escrow agent in writing. Thereafter, the parties shall mutually agree in writing upon an amount to be either:

- (1) held in escrow from Seller's proceeds pending correction of the material adverse change; or
- (2) credited to Buyer through escrow at the time of title transfer.

DocuSigned by: Alexia Arrowood BUYER: Alexia Arrowood SELLER: Bruce Hollingsworth
 DocuSigned by: John Arrowood BUYER: John Arrowood SELLER: Kristina Hollingsworth 12/11/2022
 DATE: 12/10/2022 DATE: 12/11/2022

Removal of Walk-Through: The undersigned Buyer hereby waives and removes the Walk-Through in the above referenced purchase agreement.

BUYER: _____ BUYER: _____
DATE: _____ DATE: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 3295 Oser Rd. Barberton Ohio 44203

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

^{DS} Purchaser has received copies of all information listed above.

^{DS} Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

^{DS} ^{DS} (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

^{CK} Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Bruce and Kristina Hollingsworth

11/23/2022

^{DS} DocuSigned by: <i>Alexia Arrowood</i>	Date	^{DS} DocuSigned by: <i>John Arrowood</i>	Date
<i>Alexia Arrowood</i>		<i>John Arrowood</i>	12/10/2022
^{DS} DocuSigned by: <i>Christopher Kaylor</i>	Date	^{DS} DocuSigned by: <i>Sonya Hakstera</i>	Date
<i>Christopher Kaylor</i>		<i>Sonya Hakstera</i>	12/10/2022
Agent	Date	Agent	Date



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials BA Date 11/23/22
Owner's Initials _____ Date _____

Purchaser's Initials al Date 12/10/2022
Purchaser's Initials al Date 12/10/2022



2013

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 3295 Oser Rd. Barberton Ohio 44203

Owners Name(s): Bruce and Kistina Hollingsworth

Date: 11/4/2022, 20

Owner is not occupying the property. If owner is occupying the property, since what date: If owner is not occupying the property, since what date:

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

If not a public or private sewer, date of last inspection: 08/22 Inspected By: All Town

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? No

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? No

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes

If "Yes", please describe and indicate any repairs completed: drylock and spray foam, leaks in well room fixed 8/22

Owner's Initials BA Date 11/23/22

Purchaser's Initials DS Date 12/10/2022

Property Address 3295 Oser Rd. Barberton Ohio 44203

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials BA Date 11/23/22
 Owner's Initials _____ Date _____

Purchaser's Initials aa Date 12/10/2022
 Purchaser's Initials ds Date 12/10/2022

Property Address 3295 Oser Rd. Barberton Ohio 44203

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Yes No
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes No Yes No

- | | | | | | |
|---------------------------|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials BA Date 11/23/22
Owner's Initials _____ Date _____

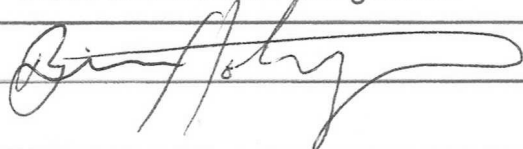
Purchaser's Initials ^{DS}aa Date 12/10/2022
Purchaser's Initials ^{DS}M Date 12/10/2022

Property Address 3295 Oser Rd. Barberton Ohio 44203

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Bruce and Kistina Hollingsworth DATE: _____

OWNER:  DATE: 11/23/22

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER:  DATE: 12/10/2022

PURCHASER:  DATE: 12/10/2022



Real Estate Mortgage Title Insurance

ADVISORY SEPTIC SYSTEMS



1. Sellers of properties with septic systems and prospective Buyers of same are hereby advised of certain issues affecting the purchase and sale of such properties.

- # Some counties require a septic system inspection at the time a property is offered for sale or before title transfer on the sale of a property;
- # Buyer's lender may require a septic system inspection and repairs or replacement; and
- # Buyer may make an offer to purchase conditioned upon a septic system inspection.

2. If the county in which the Seller resides requires a point of sale septic system inspection, then the Seller must arrange for and have such an inspection, at the seller's cost, according to the local government requirements. If the county health department finds deficiencies in the Seller's septic system, *then the county may require corrections within a specified time period whether or not the property is sold.* As well, inspection results may be valid only for a specified time period. A Seller whose property does not sell within this time period may incur costs for additional inspections.

3. If the county in which the Seller resides does not require a point of sale septic system inspection, the Buyer or the Buyer's lender may request or require an inspection as well as repairs as a condition of the sale. The parties would then have the option to negotiate the repair of any deficiencies in accordance with the terms of the purchase agreement.

4. Regardless of whether or not an inspection takes place, a Seller must disclose all material defects relating to the septic system (as well as any other known material defects) on the *State of Ohio Residential Property Disclosure Form*. If a Seller has inspection reports or knowledge of inspection results, the Seller must also disclose this information.

5. Septic system inspections may be delayed because the property has been vacant or vacated, inclement weather or recent pumping clean out of the tank. To avoid such delays, **Sellers are strongly advised** to order a septic inspection while the property is still occupied, before the onset of winter or pumping out of the system **and certainly at or before listing the property for sale.**

6. The purchase agreement may address responsibility for septic system inspections, consistent with the requirements of the local government and/or a lender.

7. This advisory is for information purposes only. Parties with questions about septic system inspection requirements or repairs are advised to consult directly with the local government, County Board of Health or a qualified inspector or contractor.

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	sonjahalstead@howardhanna.com
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Alexia Arrowood
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John Arrowood
iamtiltproof@yahoo.com
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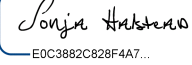
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Sonja Halstead
sonjahalstead@howardhanna.com
Sales Associate
Howard Hanna Real Estate
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	12/10/2022 1:50:19 PM
Envelope Updated	Security Checked	12/10/2022 1:59:15 PM
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Payment Events	Status	Timestamps
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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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